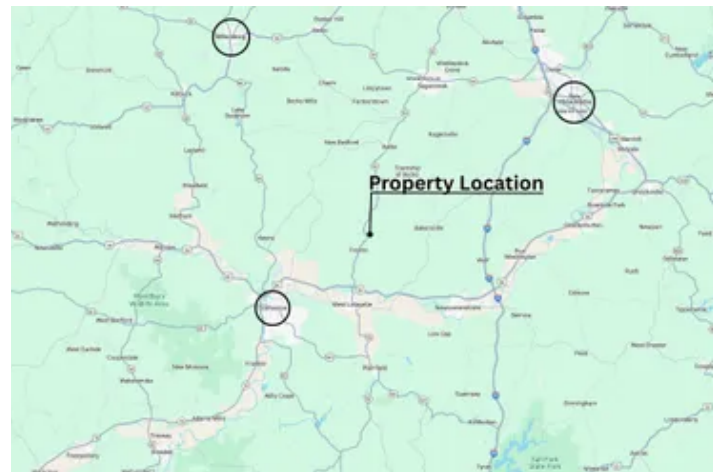


St Rt 93 - 22 Acres - Coshocton County
0 St Rt 93
Fresno, OH 43824

\$340,000
22.640± Acres
Coshocton County



St Rt 93 - 22 Acres - Coshocton County
Fresno, OH / Coshocton County

SUMMARY

Address

0 St Rt 93

City, State Zip

Fresno, OH 43824

County

Coshocton County

Type

Farms, Hunting Land, Recreational Land, Lot

Latitude / Longitude

40.351872 / -81.730977

Acreage

22.640

Price

\$340,000

Property Website

<https://www.mossyoakproperties.com/property/st-rt-93-22-acres-coshocton-county-coshocton-ohio/81306/>



St Rt 93 - 22 Acres - Coshocton County
Fresno, OH / Coshocton County

PROPERTY DESCRIPTION

Situated along a shared private driveway (Highland Dr), this 22.637-acre property offers lots of possibilities! The land has rolling topography and is ideal for a rural estate that offers privacy and great views, along with livestock and grain farming potential. For the hunter in the family, this property will not disappoint! This area of Ohio is well known for trophy whitetail hunting. There is a freshwater spring located on the property, and electric service is available. The property is close to Coshocton, Newcomerstown, Sugarcreek, and New Philadelphia. All of the seller's mineral rights are included with the sale. Annual property taxes are approximately \$126.00. The tenant farmer has rights to this year's planted crops. Do not miss this opportunity to purchase a great appreciating asset that has a lot to offer!

Address: 0 St Rt 93 Fresno, Ohio 43824

GPS: Lat. 40.35070 Long. -81.73353

Parcel: 042-00000738-00

Township: White Eyes

Schools: Ridgewood Local

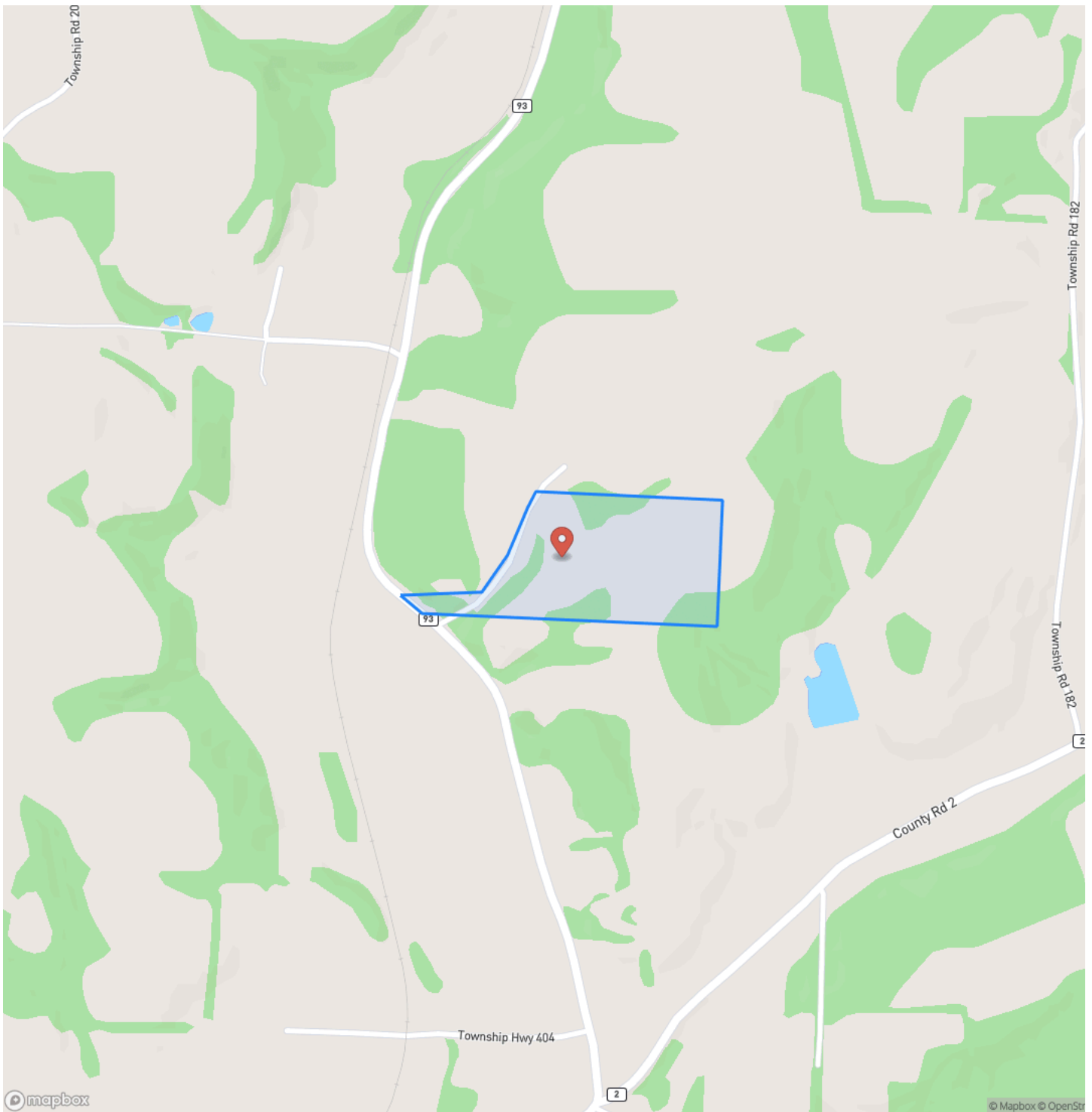
You may walk the property anytime at your own risk and convenience.

Contact agent Brian Bauer anytime at [614-949-6764](tel:614-949-6764) or bbauer@mossyoakproperties.com

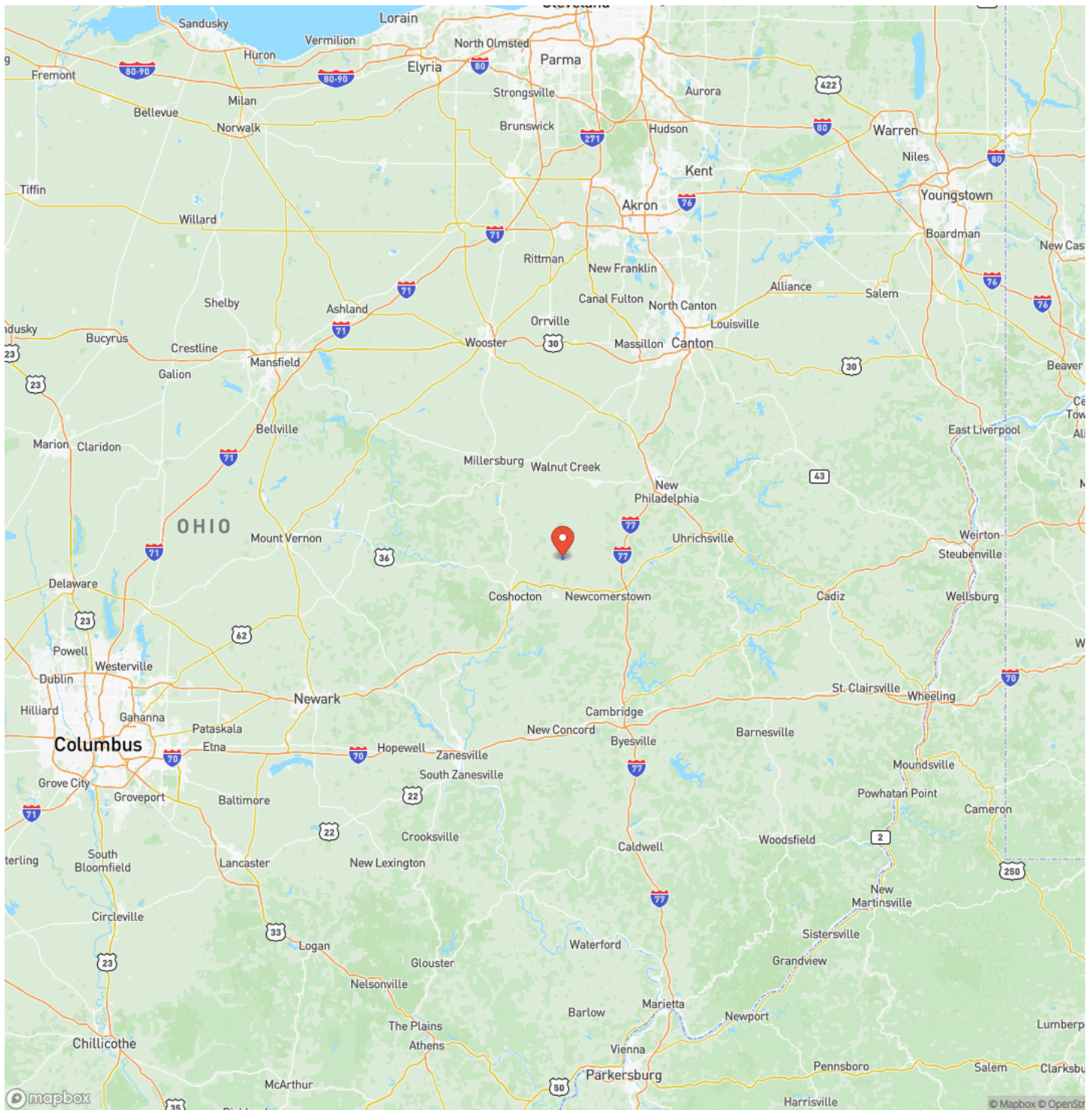
St Rt 93 - 22 Acres - Coshocton County
Fresno, OH / Coshocton County



Locator Map



Locator Map



Satellite Map



St Rt 93 - 22 Acres - Coshocton County
Fresno, OH / Coshocton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Bauer

Mobile

(614) 949-6764

Email

bbauer@mossyoakproperties.com

Address

PO BOX 896

City / State / Zip

NOTES



This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Bauer Realty & Auctions
PO BOX 896
Pickerington, OH 43147
(614) 949-6764
www.mossyOakproperties.com/land-for-sale/ohio/

